159.0	0011	0006.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	660,000 / 660,000
					USE VALUE:	660,000 / 660,000
					ASSESSED:	660,000 / 660,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
159		RENFREW ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SIEGEL BRIAN M & DIANE L
Owner 2:	
Owner 3:	
Street 1:	159 RENFREW ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,000 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Aluminum Exterior and 1484 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	240,000		420,000	660,000
Total Card	0.138	240,000		420,000	660,000
Total Parcel	0.138	240,000		420,000	660,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 444.74 | /Parcel: 444.7

Legal Description

User Acct 106165

GIS Ref

GIS Ref

Insp Date 06/30/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 159.0-0011-0006.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	240,100	0	6,000.	420,000	660,100	660,100	Year End Roll	12/18/2019
2019	101	FV	199,300	0	6,000.	420,000	619,300	619,300	Year End Roll	1/3/2019
2018	101	FV	195,800	0	6,000.	354,000	549,800	549,800	Year End Roll	12/20/2017
2017	101	FV	195,800	0	6,000.	324,000	519,800	519,800	Year End Roll	1/3/2017
2016	101	FV	195,800	0	6,000.	276,000	471,800	471,800	Year End	1/4/2016
2015	101	FV	183,400	0	6,000.	240,000	423,400	423,400	Year End Roll	12/11/2014
2014	101	FV	183,400	0	6,000.	222,000	405,400	405,400	Year End Roll	12/16/2013
2013	101	FV	183,400	0	6,000.	211,200	394,600	394,600		12/13/2012

!12458!

PRINT

Date	Time
12/11/20	02:32:44

LAST REV

Date	Time
07/31/18	14:19:21
mmcmakin	
12458	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FLYNN JOEL D	24568-64		5/26/1994		219,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/16/2009	1006	Wood Dec	7,000					
4/12/1996	114		1,200					10X18 WDK
3/14/1994	59	Manual	3,250					ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Inspected	HS	Hanne S
5/24/2018	MEAS&NOTICE	BS	Barbara S
10/29/2008	Meas/Inspect	189	PATRIOT
1/21/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
12/7/1999	Measured	256	PATRIOT
7/14/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	106165
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA: 0.13774 | Total SF/SM: 6000 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 420,000 | Spl Credit | Total: 420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	141.034
Other Features:	77521
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	326152
Depreciation:	86104
Depreciated Total:	240048

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

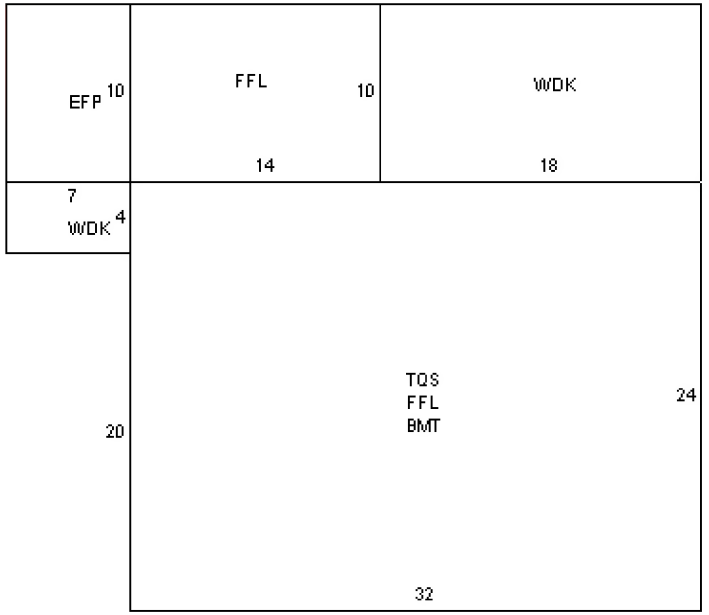
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	141.03
Special Features:	0	Val/Su Net:	94.86
Final Total:	240000	Val/Su SzAd	161.73

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	908	141.030	128,059
BMT	Basement	768	42.310	32,494
TQS	3/4 Story	576	141.030	81,236
WDK	Deck	208	10.750	2,237
EFP	Enclos Porch	70	65.780	4,605

Net Sketched Area:	2,530			Total:	248,631
Size Ad	1484	Gross Are	2722	FinArea	1484

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

159.0-0011-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: